

**SNAPSHOT of HOME Program Performance--As of 06/30/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Tulsa

State: OK

PJ's Total HOME Allocation Received: \$35,528,056

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State:	5			
% of Funds Committed	84.38 %	88.16 %	4	93.41 %	5		7
% of Funds Disbursed	80.04 %	84.04 %	4	84.68 %	19		24
Leveraging Ratio for Rental Activities	0	1.95	4	4.72	0		0
% of Completed Rental Disbursements to All Rental Commitments***	66.80 %	84.02 %	5	80.76 %	14		13
% of Completed CHDO Disbursements to All CHDO Reservations***	69.60 %	68.70 %	4	68.18 %	44		43
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.06 %	73.27 %	5	80.32 %	7		10
% of 0-30% AMI Renters to All Renters***	11.98 %	38.74 %	5	45.16 %	3		4
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	87.50 %	96.91 %	5	95.04 %	11		12
Overall Ranking:			In State:	5 / 5	Nationally:	5	9
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$17,357	\$22,409		\$26,037	192	Units	7.80 %
Homebuyer Unit	\$10,522	\$9,617		\$14,755	1,590	Units	64.70 %
Homeowner-Rehab Unit	\$19,963	\$24,057		\$20,487	444	Units	18.10 %
TBRA Unit	\$7,486	\$6,484		\$3,225	230	Units	9.40 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tulsa OK

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$12,775	\$80,317	\$19,865
State:*	\$63,059	\$58,544	\$27,511
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:  
(% of allocation)

PJ: 4.2 %  
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>					<b>HOUSEHOLD TYPE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">56.0</span>	<span style="border: 1px solid black; padding: 2px;">31.2</span>	<span style="border: 1px solid black; padding: 2px;">14.1</span>	<span style="border: 1px solid black; padding: 2px;">42.2</span>	Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">11.3</span>	<span style="border: 1px solid black; padding: 2px;">20.3</span>	<span style="border: 1px solid black; padding: 2px;">48.5</span>	<span style="border: 1px solid black; padding: 2px;">23.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">39.9</span>	<span style="border: 1px solid black; padding: 2px;">25.8</span>	<span style="border: 1px solid black; padding: 2px;">82.9</span>	<span style="border: 1px solid black; padding: 2px;">51.7</span>	Elderly:	<span style="border: 1px solid black; padding: 2px;">45.2</span>	<span style="border: 1px solid black; padding: 2px;">2.1</span>	<span style="border: 1px solid black; padding: 2px;">33.9</span>	<span style="border: 1px solid black; padding: 2px;">5.7</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">40.5</span>	<span style="border: 1px solid black; padding: 2px;">30.8</span>	<span style="border: 1px solid black; padding: 2px;">9.0</span>	<span style="border: 1px solid black; padding: 2px;">60.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">3.0</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">3.5</span>	Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">40.5</span>	<span style="border: 1px solid black; padding: 2px;">6.2</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	Other:	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">6.2</span>	<span style="border: 1px solid black; padding: 2px;">2.3</span>	<span style="border: 1px solid black; padding: 2px;">3.5</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>					
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>					
<b>ETHNICITY:</b>									
Hispanic	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">38.1</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">53.6</span>	<span style="border: 1px solid black; padding: 2px;">19.3</span>	<span style="border: 1px solid black; padding: 2px;">57.0</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>	Section 8:	<span style="border: 1px solid black; padding: 2px;">31.0</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span> <sup>#</sup>		
2 Persons:	<span style="border: 1px solid black; padding: 2px;">13.1</span>	<span style="border: 1px solid black; padding: 2px;">19.0</span>	<span style="border: 1px solid black; padding: 2px;">24.7</span>	<span style="border: 1px solid black; padding: 2px;">20.0</span>	HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">23.2</span>			
3 Persons:	<span style="border: 1px solid black; padding: 2px;">32.7</span>	<span style="border: 1px solid black; padding: 2px;">22.8</span>	<span style="border: 1px solid black; padding: 2px;">7.9</span>	<span style="border: 1px solid black; padding: 2px;">32.6</span>	Other:	<span style="border: 1px solid black; padding: 2px;">2.4</span>			
4 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">21.2</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">17.0</span>	No Assistance:	<span style="border: 1px solid black; padding: 2px;">43.5</span>			
5 Persons:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">12.8</span>	<span style="border: 1px solid black; padding: 2px;">4.6</span>	<span style="border: 1px solid black; padding: 2px;">13.0</span>					
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">5.7</span>					
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">2.2</span>					
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.7</span>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>			<span style="border: 1px solid black; padding: 2px;">90</span>	

\* The State average includes all local and the State PJs within that state

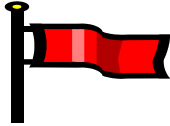
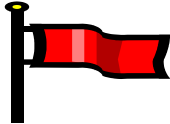
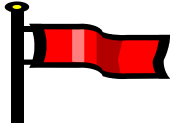
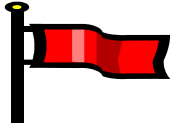
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tulsa State: OK Group Rank: 5  
(Percentile)  
State Rank: 5 / 5 PJs Overall Rank: 9  
(Percentile)  
Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	66.8	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	69.6	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.06	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	87.5	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	3.17	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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